

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 13, 2009 (6:30PM)
AGENDA

1. CALL BOARD MEETING TO ORDER

2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda)

Each unit has about 3 minutes to address their concern to the Board

3. APPROVAL OF PRIOR MEETING MINUTES

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

See Financial Statement and/or Balance Sheet

Operating Expenses about 16% below budget

IRS Audit - no adjustments needed

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- List of dry rot repair for Sea View:
- #104 (Gardea) moisture in unit; per Dan McGlothin of City, report forthcoming
- Cox Communication – rewiring cables; Satellite Dish (Greg Honnold 7/3/09)

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- Recording liens #124
- Asphalt & slurry seal project
- Renter ID (Craig 7/13/09)
- Possible change in the Grove parking policy (Craig 7/13/09):

old text:

VIOLATORS ARE SUBJECT TO REMOVAL OF THEIR VEHICLES FROM THE GROVE PROPERTY AT THE VEHICLE OWNERS EXPENSE. UNLESS IMMEDIATE REMOVAL IS REQUIRED, A THREE DAY NOTICE WILL BE POSTED. THE VEHICLE WILL THEN BE REMOVED.

new proposed text:

VIOLATORS ARE SUBJECT TO REMOVAL OF THEIR VEHICLES FROM THE GROVE PROPERTY AT THE VEHICLE OWNERS EXPENSE. UNLESS IMMEDIATE REMOVAL IS REQUIRED, A ONE-TO-THREE DAY NOTICE WILL BE POSTED, DEPENDING ON THE TYPE OF VIOLATION. THE VEHICLE WILL THEN BE REMOVED. A NOTICE OR WARNING OF VIOLATION IS A COURTESY. FLAGRANT VIOLATORS OR REPEAT OFFENDERS ARE SUBJECT TO IMMEDIATE TOWING FOR PARKING VIOLATIONS WITHOUT FURTHER NOTICE OR WARNING.

- Towing vehicles with expired registration
- Replacement of leaky pressure regulators at 310 & 312
- Sign at car wash station (Craig 8/3/09)
- Assessment, income, expense, budget, management, maintenance, repairs of the development
- Other items to be put on next month's agenda

7. EXECUTIVE SESSION

- Late payers through end of last month (balances of \$500 or more): 8 units
- Complaint re leak from 1 unit to another

8. ADJOURNMENT (Scheduled meeting – 8/13/09 @ 6:30PM)

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